

cruive  
ESTATE AGENTS

OFFERS OVER

£139,950

Thomson Street  
Strathaven, ML10 6JZ

## PROPERTY SUMMARY

**\*\*\*CLOSING DATE FRIDAY 13TH FEB AT 12PM\*\*\*** Forming the lower section of an attractive, well-maintained, traditional sandstone building is this stunning, two-bedroom, ground floor flat. Beautifully presented throughout, with main door entrance, convenient town centre location, pleasant gardens and private parking, this exceptional apartment is set to impress, appealing to younger buyers, downsizers, and investors alike.

The immaculately maintained, spacious accommodation comprises; entrance vestibule, welcoming reception hallway, front facing lounge with feature fireplace, decorative alcove and pretty corning.

Across the hall there is a generous, double bedroom with excellent built-in storage.

Situated to the rear of the property is a second, well-proportioned, double bedroom overlooking the gardens, substantial and stylish, dining size, modern, fitted kitchen with built-in seating booth and integrated appliances, a utility room with rear access, and a recently fitted three-piece shower room, with tasteful vanity storage and double shower enclosure.

This lovely period home further benefits from gas central heating, double glazing, and private parking to the rear. The well-tended communal gardens offer an excellent space to entertain, with a patio area tucked away offering a high level of privacy, large lawn area, variety of trees, shrubs, plants, and a timber garden shed.

2



1



2











This Floorplan Is Intended To Give An Indication Of The Layout Only.

## LOCAL AUTHORITY

South Lanarkshire

## TENURE


Freehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-81) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

9 Townhead Street  
Strathaven  
ML10 6AB

### OFFICE DETAILS

01357 510088  
judithmcgill@cruive-  
estateagents.co.uk